

## 905m<sup>2</sup> Building for Sale in Limassol District

A new Business Center is located close to the town center and to one of Limassol's main commercial streets, close to Spyrou Kyprianou Avenue,  very easily accessible from the highway or the city center.

This modern-designed building comprises 5 floors, 4 floors of luxury office spaces, a communal roof garden, and 15 parking places.

The building is south-oriented overlooking both the Limassol city and the sea.

A bioclimate building with 25% of the energy needed is produced by renewable energy sources (photovoltaics).

Energy Class: nearly zero

Basement area: 250 m<sup>2</sup>

Lobby area: 61 m<sup>2</sup>

Each floor (covered area): 170 m<sup>2</sup>

Roof garden: 154 m<sup>2</sup><...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>905</b>	Plot area	<b>527</b>	Reference Number	<b>28584</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Building</b>
				Condition	<b>Brand New</b>
				View	<b>Sea view</b>

Amilities	Location
• Elevator	Region: <b>Limassol</b> Coordinates: <b>34.695070076445 / 33.028646239986</b>

## Price: €4 700 000 + VAT

VAT for this property is **€783,939** or **€893,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€5 193.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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## Price change history

€4 700 000 on Feb 27, 2025



